



CITY OF ENCINITAS

DRAFT Residential Building Energy Efficiency Regulations



Encinitas Municipal Code Section 23.12.080

What projects are affected?

City Council Ordinance 2021-13, adopted by City Council on _____, effects all **existing** residential building **additions or alterations with a permit value of \$50,000 or higher.** The ordinance is effective on _____, 2021 as part of EMC Section 23.12.080.

What are the requirements?

The following lists the requirements for Single-family and Multi-family residential projects by age of the building:

1. Additions or Alterations to Single-family residential buildings built before 1978 shall include one of the following:
 - a. Duct Sealing; or
 - b. Cool Roof.
2. Additions or Alterations to Single-family residential buildings built between 1978-present shall include one of the following:
 - a. Lighting Package; or
 - b. Water Heating Package.
3. Additions and alterations to Multi-family residential buildings built before 1978 shall include attic insulation with a minimum of R-38 rating.
4. Additions and alterations to Multi-family residential buildings built between 1978 and 1990 shall include one of the following:
 - a. Duct Sealing; or
 - b. Cool Roof.
5. Additions and alterations to Multi-family residential buildings built after 1991 shall include one of the following:
 - a. Lighting Package; or
 - b. Water Heating Package.

Are there any exceptions?

These requirements do not apply to residential buildings that receive a rating of seven (7) or higher on the U.S. Department of Energy's Home Energy Score rating system based upon an assessment by a Home Energy Score Certified Assessor, to the satisfaction of the Development Services Director or their designee. The insulation requirement does not apply to residential dwellings that 1) lack vented attic spaces; 2) have existing attic insulation levels greater than R-5; 3) or are currently unconditioned for space heating and cooling.

City of Encinitas Development Services Department
505 South Vulcan Avenue, Encinitas CA 92024
(760) 633-2710 • planning@encinitasca.gov • www.encinitasca.gov